



GROUND LEASE

575 COLUMBIA TURNPIKE

RENSSELAER, NY 12144



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HIGHLIGHTS

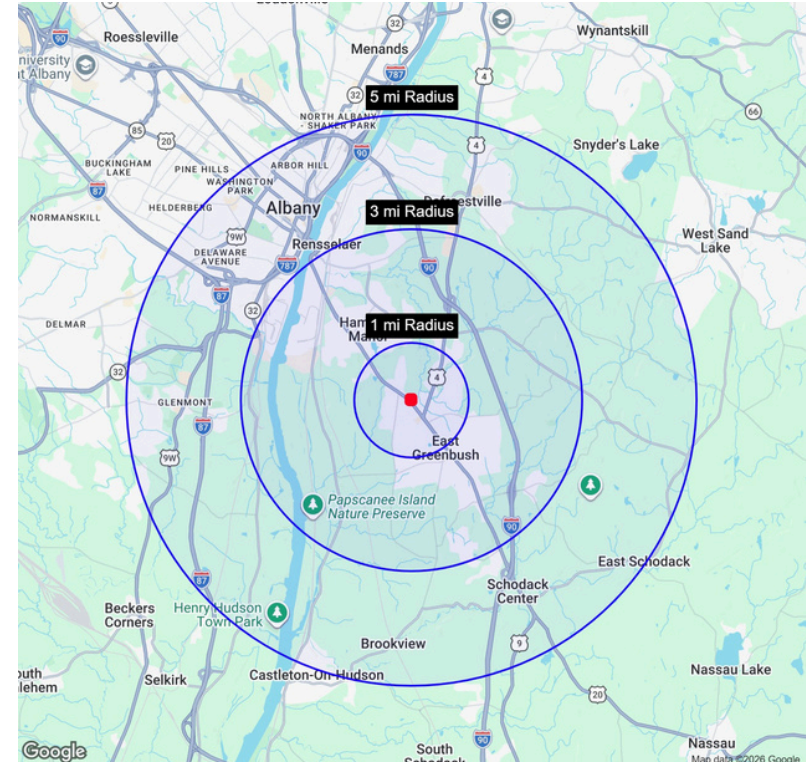
- Prime visibility on Columbia Turnpike (Route 20) with high vehicle counts and easy access.
- Located in a fast-growing, high-income East Greenbush trade area with strong retail demand.
- Minutes from I-90 and major employment centers, capturing heavy commuter and daytime traffic.

OFFERING INFO

Parcel Size :	1.73 Acres
Rent:	Call for details
Zoning:	Town Center (TC)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION:	4,430	17,723	84,011
HOUSEHOLDS	1,889	7,826	33,806
AVERAGE HH INCOME	\$133,770	\$128,586	\$101,926
DAYTIME POPULATION	2,676	15,907	101,889
BUSINESS ESTABLISHMENTS	205	715	3,736



Area Amenities :



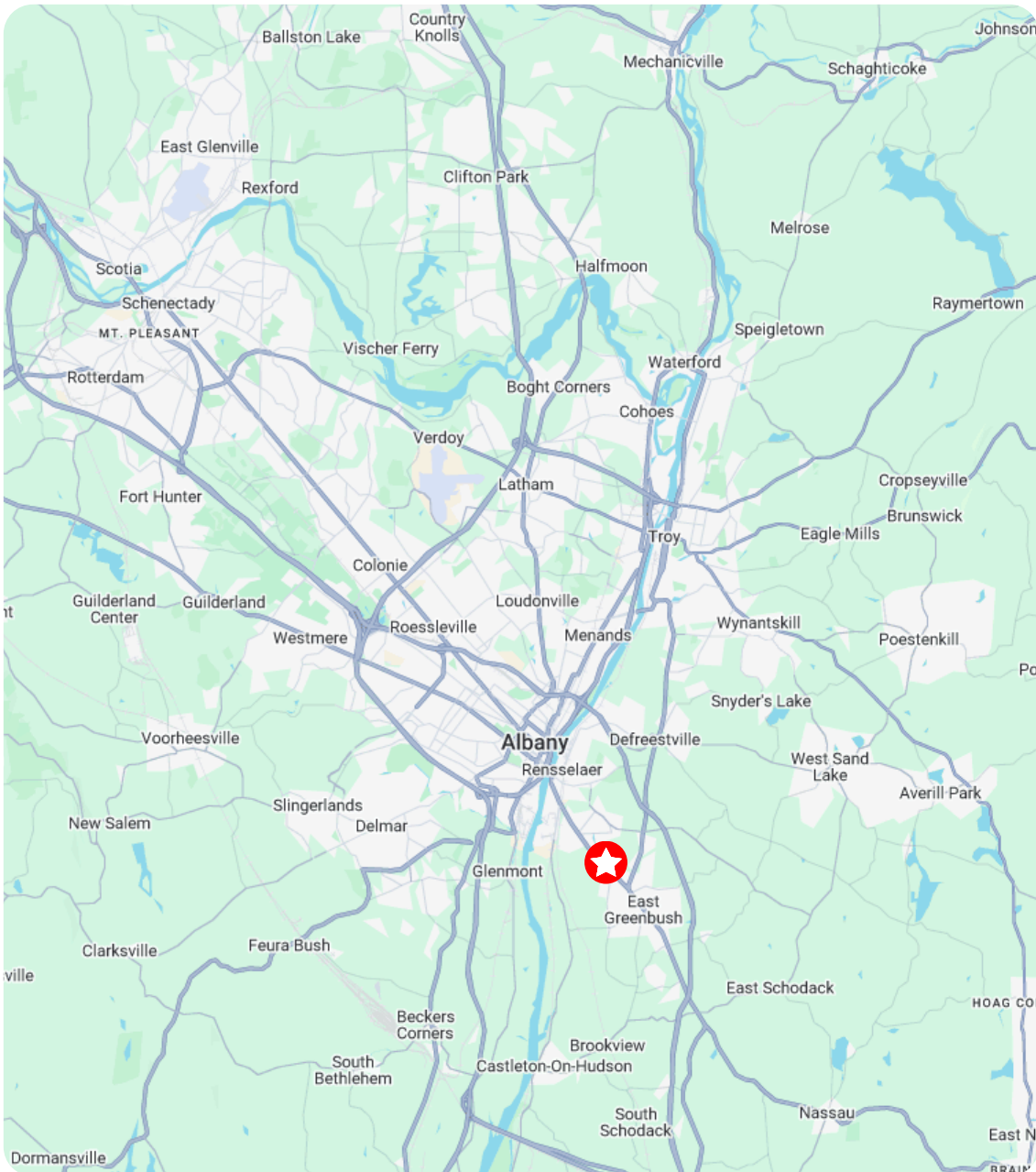
MARKET AERIAL



LOW AERIAL



575 COLUMBIA TURNPIKE, RENSSELAER, NY 12144



For all real estate inquiries please
contact exclusive brokers:

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